

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, February 27, 2014 at 7:00 PM  
City Hall Conference Room,  
211 Main Avenue North, North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Commissions - Planning Commission - Meeting Audio.*

**CALL TO ORDER**

The meeting was called to order at 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher, Scott Lee, Jim Luckey, Rob McFarland (Chair), and Piper Muoio. Commissioner Elwood was unable to attend, and has been excused from tonight's meeting. Planning Commission Position No. 2 is open. Councilmember Jonathan Rosen was in attendance at the meeting. City Staff present: Gina Estep, Director of Economic Development Department; Megan O'Neil, Associate Planner

**AGENDA ITEM #2: Minutes from the February 13, 2014 Planning Commission Meeting**

The Minutes were Approved, 5:0.

**AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

At 2 minutes, 8 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

**AGENDA ITEM #4: Public Hearing – Amendments to LID Street Standards in NBMC 19.05.020(I)**

Gina Estep briefed the Commissioners and guests on the proposed amendments to LID Street Standards in NBMC 19.05.020(I). There was discussion, including questions and answers, between city staff and Commissioners concerning this agenda item.

Chair McFarland opened the Public Hearing at 7:06 PM. No one from the public spoke.

Chair McFarland closed the Public Hearing at 7:06 PM.

**AGENDA ITEM #5: Planning Commission Review and Recommendation on Agenda Item 4 Above**

There was discussion between the Commissioners and city staff concerning this agenda item.

Chair McFarland made a Motion to Amend the Proposed Amendments to LID Street Standards in NBMC 19.05.020(I) as

presented to strike one eight foot parking lane. Commissioner Fancher seconded Chair McFarland's Motion.

There was discussion of the proposed amendments and Chair McFarland's Motion between city staff, Councilmember Rosen, and the Planning Commissioners.

Chair McFarland made a Motion to Amend his earlier Motion to the Proposed Amendments to LID Street Standards in

NBMC 19.05.020(I) as presented to strike one eight foot parking lane *and* to include the following findings, numbered on

Chair McFarland's handout as 5 through 8:

- 1 5. The proposed amendments support the City's vision as expressed in Resolution 639 for a pedestrian friendly,  
2 esthetically pleasing, connected and natural environment.
- 3 6. The proposed amendments support the City's Comprehensive Plan Energy and Sustainability Element.
- 4 7. The proposed amendments continue to support storm water management best practices for onsite infiltration  
5 and treatment thus minimizing storm water runoff and further strike a balance between total non-permeable  
6 surface areas while providing adequate homeowner parking.
- 7 8. The proposed amendments continue to ensure a minimum average of five (5) parking spaces per household  
8 which provides regular support for residents and thus supports professional planning and engineering  
9 practices.

10 Commissioner Fancher seconded Chair McFarland's new Motion.

11

12 Chair McFarland asked for discussion. There was discussion between the Commissioners concerning Chair McFarland's  
13 Motion.

14

15 Chair McFarland called for a vote on his Motion to Approve as Presented and as Amended. The vote was 5:0, and the  
16 Motion is Approved.

17

18 After the vote, Councilmember Rosen asked Chair McFarland that rather than just submitting the Planning Commission  
19 Report on the motion just approved, to have someone from the Planning Commission come by the Council Meeting (next  
20 Council meeting is 3/4/14).

21

22 **AGENDA ITEM #6: Public Hearing – Amendments to Residential Design Standards in NBMC**  
23 **18.34**

24 Chair McFarland asked for the staff report to be given before opening the Public Hearing.

25

26 Associate Planner Megan O'Neal answered that the city did not receive any additional comments on this agenda  
27 item.

28

29 Chair McFarland opened the Public Hearing at 7:38 PM. No one from the public spoke.

30

31 Chair McFarland closed the Public Hearing at 7:38 PM.

32

33 **AGENDA ITEM #7: Planning Commission Review and Recommendation on Item 6 Above**  
34 **There was discussion between the Commissioners and city staff concerning this agenda item.**

35

36 Chair McFarland requested staff bring back the document NBMC 18.34 Design Standards and Guidelines with all  
37 red lines removed, and be fully black lined with all changes included, and then at that time the Planning  
38 Commission could vote on the amendments. There was no objection stated by any Planning Commissioner to  
39 Chair McFarland's request.

40

41 **AGENDA ITEM #8: Planning Commission Review and Discussion on Marijuana Zoning**  
42 **Regulations (Hearing Scheduled for March 13)**

43 Ms. O'Neal summarized the amendment and the materials contained in the Planning Commission Meeting  
44 Packet. There was discussion between the Commissioners and city staff concerning this agenda item.

45

46 Commissioner Fancher requested that "Early Learning Center" be added to the list of nine location criteria's on  
47 page 1 of the Staff Report, whether or not the use is accredited, licensed, or non-accredited. Ms. Estep said that  
48 staff will add under No. 9 the words 'North Bend' and then add the category, since the request made by  
49 Commissioner Fancher is not part of the state requirement. Ms. O'Neal stated that staff will need to come up with  
50 a specific definition of what an early learning center is.

51

52 There was continued discussion, including questions and answers, between the Commissioners, Councilmember  
53 Rosen, and city staff concerning this agenda item.

54

55 **AGENDA ITEM #9: Planning Commission Recommendation – 2014/2015 Comprehensive Plan**  
56 **Amendments Scope of Work**

1 There was discussion between the Commissioners and city staff of this agenda item, and the previously held  
2 Public Hearing.

3  
4 Chair McFarland asked if there was a Motion on this agenda item.

5  
6 Commissioner Fancher Moved to Approve the 2014/2015 Comprehensive Plan Amendments Scope of Work;  
7 Commissioner Luckey Seconded the Motion. Chair McFarland asked for discussion. No discussion was offered.  
8 Chair McFarland called for a vote. The vote was 5:0, and the Motion is Approved.

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10 **ADJOURNMENT**

11 The meeting was adjourned at 8:57 PM.

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13 **NEXT PLANNING COMMISSION MEETING:**

14 The next Planning Commission meeting will be held March 13, 2014 at the City Hall Conference Room.

15  
16 ATTEST:

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20 Rob McFarland, Chair

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Gina Estep, City of North Bend